

December 17, 2019

**Public Notice for Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)**

Bellevue Ranch 7 Project

**ECM PIN CW-862095; WDID 1B190184WNSO
Sonoma County**

On October 14, 2019, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Hope Kingma of Monk and Associates on behalf of Jay Ryder of Ryder Homes of California, Inc. (applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification (certification) for activities related to the proposed Bellevue Ranch 7 Project (project).

Project Location

The project is located at 2903 Dutton Meadow Drive, at latitude 38.05921°N and longitude 122730765°W. The proposed project would cause disturbances to vernal pool wetlands on the Santa Rosa Plain within the Middle Russian River hydrologic area (114.21).

Project Description

The purpose of the project is to build a 30-home residential development on a 5.75 acre parcel. A street, Common Way, will be built on 0.36 acres of the parcel on the west side, and will be constructed as part of the neighboring housing development Southwest Estates (WDID 1B02095WNSO). The project site is designated for future development in the Santa Rosa Plain Conservation Strategy.

The project is one of 8 neighboring residential housing projects between Burgess Drive and Dutton Meadow in Santa Rosa. The developments will be tied together by Common Way, under which will be utilities that serve all of the developments. Because Southwest Estates was expected to be constructed first, that project acquired permits and authorization to impact the acreage of Common Way including 0.17 acre of wetlands associated with the Bellevue 7 parcel.

Construction Timing

The project is expected to commence in May 2020 and last until approximately December 2021.

Impacts

All of the wetlands on the site would be permanently filled. Approximately 0.68 acre of wetlands will be filled for the housing development. An additional 0.17 acre of wetlands in the footprint of Common Way has already been authorized to be filled as part of the Southwest Estates Project.

Mitigation for Project Impacts

The applicant has provided credits from the Yuba Drive Mitigation Site for 0.68 acre of wetland creation and another 0.68 acre of wetland preservation, for a mitigation to impact ratio of 2:1.

Post-Construction Storm Water Treatment

Low-impact development (LID) features will be employed to address storm water pollutants from the added impervious area.

Other Agency Permits

The applicant has applied to the United States Army Corps of Engineers for an Individual Permit, pursuant to section 404 of the Clean Water Act.

CEQA

The project is a planned residential development undertaken pursuant to the Roseland Area/Sebastopol Road Specific Plan, adopted by the City of Santa Rosa on September 8, 2016, for which the City certified an Environmental Impact Report on October 18, 2016.

Public Comments

Regional Water Board staff are proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or Porter-Cologne Water Quality Control Act authority. In addition, staff will consider all phone calls and comments submitted in writing and received within a 21-day comment period that begins on the first date of issuance of this notice and ends at 5:00 p.m. on the last day of the comment period. If you have any questions or comments, please contact staff member Kaete King at (707) 576-2848 or Kaete.King@waterboards.ca.gov within 21 days of the posting of this notice.

The information contained in this public notice is only a summary of the applicant's proposed activities. The Regional Water Board's project file includes the application for certification and additional details of the proposed project, including maps and design drawings. Project documents and any comments received are on file and may be reviewed or copied at the Regional Water Board office, 5550 Skylane Blvd, Suite A, Santa Rosa, CA. Appointments are recommended for document review and can be made by calling (707) 576-2220.